041.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,300 / 945,300
					USE VALUE:	945,300 / 945,300
					ASSESSED:	945,300 / 945,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSITSOPOULOS GEORGE A-ETAL	
Owner 2:	TSITSOPOULOS ARISTEA G	
Owner 3:		
Street 1:	17 WOODPARK CIRCLE	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry: Own Occ: N
Postal:	02421	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Asbestos Exterior and 2484 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	501,300		444,000	945,300
Total Card	0.103	501,300		444,000	945,300
Total Parcel	0.103	501,300		444,000	945,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.56 | /Parcel: 380.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28062
GIS Ref	
GIS Ref	
Insp Date	04/16/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	502,200	0	4,500.	444,000	946,200	946,200	Year End Roll	12/18/2019
2019	104	FV	377,400	0	4,500.	471,800	849,200	849,200	Year End Roll	1/3/2019
2018	104	FV	377,400	0	4,500.	344,100	721,500	721,500	Year End Roll	12/20/2017
2017	104	FV	354,500	0	4,500.	299,700	654,200	654,200	Year End Roll	1/3/2017
2016	104	FV	354,500	0	4,500.	255,300	609,800	609,800	Year End	1/4/2016
2015	104	FV	316,900	0	4,500.	249,800	566,700	566,700	Year End Roll	12/11/2014
2014	104	FV	316,900	0	4,500.	205,400	522,300	522,300	Year End Roll	12/16/2013
2013	104	FV	329,400	0	4,500.	195,400	524,800	524,800		12/13/2012

!3427!

PRINT

Date	Time
12/10/20	18:41:02

LAST REV

Date	Time
04/09/19	13:53:19
apro	
3427	

USER DEFINED

Prior Id # 1:	28062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11744-381		9/25/1969		27,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019		100	PATRIOT
4/16/2009	Meas/Inspect	189	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.93590188
Adj $ / SQ:	179.078
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615826
Depreciation:	114544
Depreciated Total:	501282

COMMENTS

2 SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

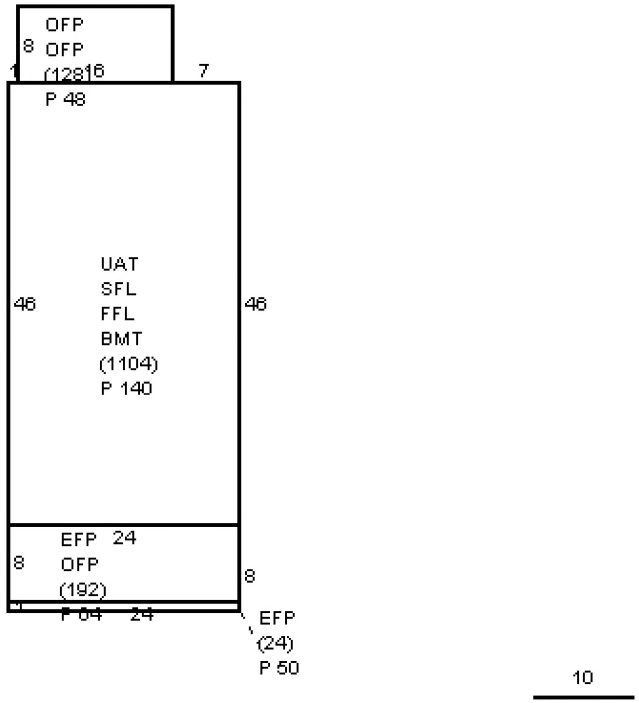
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.08
Special Features:	0	Val/Su Net:	117.90
Final Total:	501300	Val/Su SzAd	227.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	53.720	59,311
FFL	First Floor	1,104	179.080	197,702
SFL	Second Floor	1,104	179.080	197,702
OFP	Open Porch	448	18.890	8,462
UAT	Upper Attic	276	125.350	34,598
EFP	Enclos Porch	216	37.280	8,052

Net Sketched Area:	4,252			Total:	505,827
Size Ad	2208	Gross Are	5080	FinArea	2484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: